

NOVEL
Designs
for
COTTAGES, SMALL FARMS & SCHOOLS,
with
Observations thereon

for the use of the LABOURERS
Education of poor Children

to which are added a number of useful Contributions and Subscriptions

JOHN HALL,

Secretary to

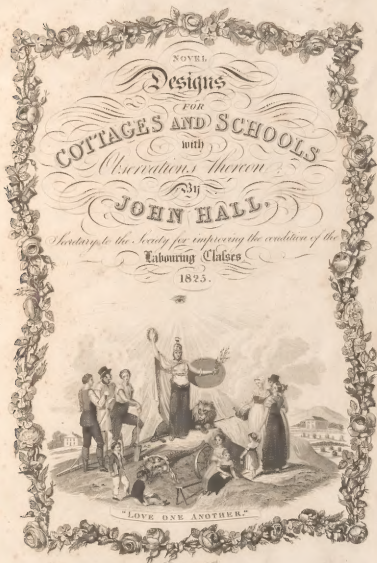
1825.

THESE BOOKS HAVE ALWAYS BEEN
THE PROPERTY OF THE
SOCIETY OF FRIENDS

Published for the Author 115 Strand London



437645
P1500
200-4000



To
The Nobility and Gentry
Land Owners
of
GREAT BRITAIN AND IRELAND,
these Designs are

very respectfully dedicated
by their most Obedt^l

Public Servant

JOHN HALL.

July 1. 1825.

LAMBETH
LITERARY AND SCIENTIFIC
INSTITUTION

I MUST beg leave to preface the observations I am about to make, by acknowledging, with sentiments of profound respect and thanks, the information respecting building in Pisa, which I had the honour of receiving from his Grace the Duke of Bedford:—the stimulating remarks of the Earl of Pembroke:—and the kind and continued countenance of the Earl of Chichester, on whose manorial property, at Lindfield in Sussex, the first school, upon the plan I recommend, has been erected, at the sole expense of that generous philanthropist, William Allen, to whose kind and undeviating friendship, and amiable persevering co-operation, I am indebted for having been able to bring into practice, under public inspection, one of my favourite theories, viz.—That the useful education of the children of labourers may be rendered independent of contributions and subscriptions; and by which, I trust, he has conferred a favour upon the world, as well as that sincerely acknowledged by

His affectionate Friend,

JOHN HALL.

145, Strand,
July 1, 1825.

TRUTH.

So many "SAVINGS" have been put forth upon the subject of cottages for the labouring classes, that it becomes a matter of serious import to compress into as short a compass as possible all that is requisite to effect some "DOINGS," without tiring the reader's patience.

The object is an increase of comfort and happiness to the labouring classes: an encouragement towards the attainment of a true independence, which, while it makes them superior to idleness, intemperance, and parochial relief, will tend to lessen their vices, and create a pleasurable observance of all the duties of society. In short, an inducement to preserve health by the exercise of cleanliness, delicacy, and industrious morality: the true *Mens sana, in corpore sano!*

FOR HEALTH. The cottages must have well proportioned rooms, with lofty ceilings: nine feet high for living in, and eight feet high for the sleeping rooms.

FOR CLEANLINESS. They must possess closets, and conveniences for putting away tools, &c. wood, coals, and so forth: a kitchen to do the dirty work, washing, &c. in; and a good-sized living room, where the family may assemble in decency and comfort. The kitchen to be furnished with a copper fixed, and the living room to have a range with a boiler for constantly hot water, and an oven.

FOR DELICACY. There must be three sleeping rooms, to enable the parents, the boys, and the girls to sleep separate; an arrangement very little known at present.

FOR INDUSTRIOUS MORALITY. A garden and a little land must be added, on which the spare time of the family may be beneficially employed: thus tending to make them aware of their usefulness to each other, and inclining them to raise their thoughts in thankfulness to their Creator for the bounties they enjoy.

Cottages upon this system may be erected for £200 each pair, as may be seen

by reference to Plan No. 2: and it is best to build them in pairs, not only as respects economy, but for the purpose of vicinity, supplying neighbours to minister to each other in times of sickness, &c. &c.

To these cottages two and a half acres of land should be apportioned, or one acre and a quarter to each, the cultivation of which would no more than agreeably occupy the leisure time of the cottager and his family, while the produce, prudently managed, would feed them, and supply fruit, poultry, and honey, in all places, in aid of the rent, and in some situations in greater amount than the sum they would have to pay.

The division of the land should be as follows:—One quarter of an acre of garden plentifully stocked with dwarf apple, gooseberry, and currant trees: half an acre of wheat, and half an acre of potatoes.

The produce of these plots might be reckoned at from 14 to 20 bushels of wheat; from 150 to 250, or even more, bushels of potatoes; all the vegetables necessary for the family; and fruit for sale.

The refuse potatoes would feed a pig or two for the family's use, particularly if three or four be fed together, and one or two sold, when fat, to pay the extra expenses of feeding the whole.

The landlord's account would then stand thus:

Interest on £180—Cost of cottage at 7½ per cent	£9 15 0
One acre and a quarter of land, at 40s. per acre	2 10 0
	—
	£12 5 0

Which would be met by the tenant as under:

Fruit, poultry, and honey	£5 0 0
And three shillings per week	7 16 0
	—
	£12 16 0

Thus, for three shillings per week, would the cottager obtain a comfortable dwelling, and the subsistence for his family: and, supposing them to earn twelve shillings per week, they would have nine shillings to expend in clothing, and comforts which the agricultural labourers generally do not at present possess: or, where the families were fewer in number, part of the overplus might be saved, to enable the possessor to become a small-farmer, and thus rise a step in the scale of society.

A labourer, with a wife and four children, expends on an average about eight or nine shillings per week for flour, oatmeal, potatoes, and a small portion of meat; and has, besides, from fifty shillings to five pounds per annum to pay for the rent of a cottage, of such very moderate dimensions, that frequently the parents and children of both sexes, and of all ages, in sickness and in health, are huddled together in one sleeping-room.

How delightfully may these difficulties be remedied! and health and happiness, the result of order, cleanliness, delicacy, and industrious morality, be insured, by a considerate Landowner, who would receive in return seven and a half per cent. on his capital, so humanely and beneficially expended!

Where timber and straw are to be obtained upon an estate, as they are in many parts of England, cottages and small farm houses may be erected at a very reduced expense; and in Ireland, where, in addition, labour is so cheap, the cost would be trifling.

In the plans here exhibited, the cottages, &c. are calculated to be slated, and to have lead hips and ridges, combining strength and durability, with prospect of requiring but little repair during an hundred years.

They are proposed to be built in *Pisé*, which the author is happy to say, in notice of a remark made to him by the Earl of Pembroke, "If, indeed, you *do* bring the building in *Pisé* to perfection, in this damp and variable climate, you will merit the thanks of society in general;" that he has been successful, and feels satisfied, that as well as being warmer in winter, and cooler in summer, such buildings will prove as durable, if not even more so, than either brick or stone.

The ground floors are intended to be of a kind of artificial stone, composed on the spot, of cinders, lime, and sand. The outsides of the houses are intended to be stuccoed, and the insides whitewashed.

The author will undertake to see cottages, small farms, and schools, upon any of the plans here specified, completed at the cost stated with them; provided, that from six to ten pairs of the former are erected in one neighbourhood.

Wherever the plans for labourers' cottages are adopted, the establishment of small farms will speedily follow; for as the best conducted labourers will be selected as proper tenants for the cottages, so, in a short time, will the superior cottager be chosen for the tenant of a small farm.

It is not intended to recommend "the cutting up" as it has been termed, of large farms to turn them into small ones! but to create gradations, from the labourer's cot-

tage to the flourishing establishment of the largest farmer; to stimulate all engaged in agricultural pursuits, to exert their energies for the purpose of exhibiting the greatest quantity of produce upon a given surface of land: And thus, while the cultivators are induced to better their own condition, to place the kind they cultivate upon a par of improvement with every other species of property. Then, will the same opportunity of success in life be afforded to the labourer in agriculture, as is now possessed by the mechanic, tradesman, and professional man; and land, the source of all wealth, be placed in the situation to which it is pre-eminently entitled, while its increase in produce and value will be sure to keep pace with the progress of population, and the developement of intellect.

OF SCHOOLS.—The plan for rendering them independent of contributions and subscriptions is the same as that recommended by the author to parishes, in a pamphlet published by Hatchard and Son, Piccadilly, and by J. and A. Arch, Cornhill, entitled, "Ten Minutes' Consideration for the Executive Government, &c. &c." as a means of abolishing the necessity for poor's rates, and which is now to be seen commencing in practice in the schools at Lindfield, in Sussex, the property of his highly valued friend, William Allen, and under the conduct of a young man and his wife, of the name of Greene.

The sketch, No. 15, is intended to represent an establishment complete in all its parts; and was drawn out as fit for the vicinity of Lewes. It will be well to explain the principles upon which its success depends. Suppose an establishment, upon the plan given, for boys, girls, and infants. The schools; residences for two masters and mistresses, and their families; workshops; a walled garden of one acre, filled with the choicest fruit trees; a farm, of eight acres, under spade cultivation, cropped; play-grounds, walled in; farm-yards; cow-houses; privies; piggeries; and dung-pits for saving the manure. The whole, upon ten acres of land, to cost £5000. Accommodation would then be afforded for three hundred infants, and six hundred older children.

As the infants cannot earn any thing, two-pence each per week must be paid for the care of them; a sum well expended by the parents, when it is considered that by sending out a child of from two to six years of age, the mother or elder sister, kept at home to look after it, is thereby enabled to employ her time for the benefit of the family.

To make the elder children more efficient members of society than the children of labourers can become by mere intellectual instruction, only half their time must be

given to reading, writing, and arithmetic, and the other half must be employed on the land attached to the establishment, in the workshops, and in the houses of the teachers, in learning shoemaking, tailoring, platting of straw, carding and spinning of wool and flax, needle-work, knitting, netting, household and dairy-work, milking of cows, and all those useful employments which will enable them, when they leave school, to become valuable servants, and to procure an honest livelihood by their own exertions.

By this arrangement it is not too much to calculate, that, besides producing from the garden and farm a sufficiency for the support and profit of the teachers, one halfpenny per day each, may be averaged by the earnings of the children! Thus

250 infants at 2d.	500d	}	2000d
500 children at 8d.	1500d		
Deduct one-quarter for absences, &c.	500d		
			1500d per week

Or £325 per annum: a sum equal to pay £5 per acre rent for the land, and 5 per cent. interest for the £5000 expended; leaving £25 for repairs and other matters.

In some situations smaller establishments may be more suitable, and land also may be obtained for less money than in the vicinity of a populous town. Such matters would of course be regulated by circumstances, on which, till each particular case became personally known to him, no man could give an opinion. But the author has no hesitation in saying, that, the teachers efficient, the plan is sure! for its basis is truth!

Classical education in populous neighbourhoods might be obtained upon a similar plan, observing the systems of Hamilton and mutual instruction, at an expense of one shilling per week each pupil, the children being employed part of their time, in classes, in conducting the horticultural and agricultural parts of the establishment, and in the amusing studies of mechanics, chemistry, and natural philosophy, &c. &c.

In conclusion, the author will be happy to correspond, or communicate personally with any of the nobility or gentry who may be desirous of adopting the plans recommended, and will readily exert himself to ensure success: at the same time, he thinks it right to add, as a necessary caution to prevent disappointment, that the building in Pisé requires some experience on the part of those who may be employed as the operative builders.



PILOT'S OR FISHERMAN'S COTTAGE

Cost £ 184

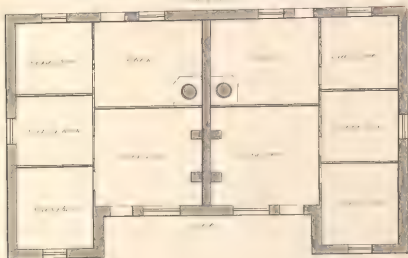


Crown Copper and
Range with 3 stoves
and oven, fixed inside

See plan

See plan for details of
the house and garden

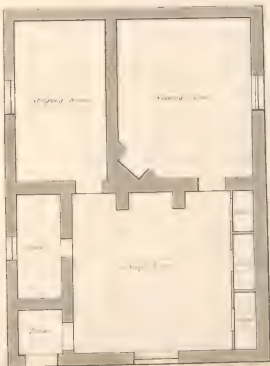




DESIGN N° 3.



Count 1. 130

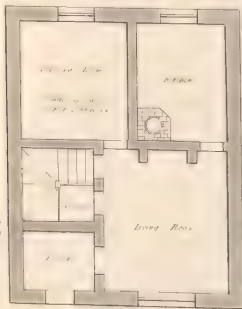


See also Design
No. 1. 130



A JARROLD'S COTTAGE.

COST £155



*Copper and Range
with boiler, Stove
fixed complete*

Living Room

Bed Room

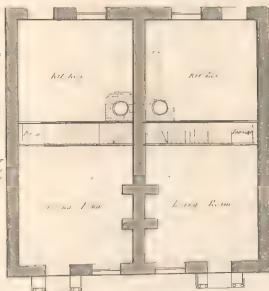


23

Three Bed Rooms
up Stairs to each

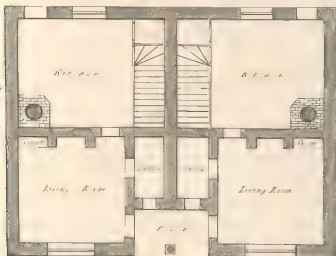
Range with Boiler
oven, Grate
and copper fixed

But exclusion of
furnings of
kitchens





PAIR OF SMALL FARM HOUSES.
Cost £ 370



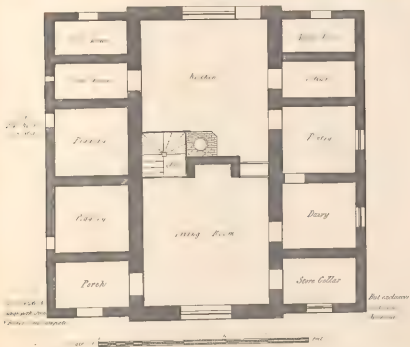
Upper and lower floors
A. B. C. D. E. F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z.

But archway of
kitchen. A. B. C. D. E. F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z.

Scale of feet 0 10 20 30 40 50 60 70 80 90 100



Fig. 1. *House, No. 1, 1870-1871.*
1870-1871.

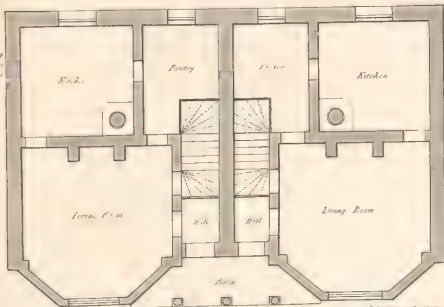




Painted by T. H. H. H.

PAIR OF SMALL FARM HOUSES.

Cost £ 400



Cupboards and Range with Balustrade and China stand complete

Full set of furniture of the house

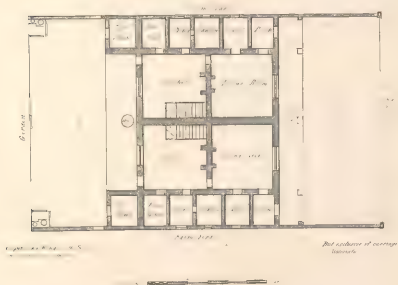
Scale of feet 0 10 20 30 40 50 60 70 80 90 100

DESIGN. XV



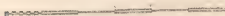
PAIR OF SMALL FARM HOUSES.

COST £.680





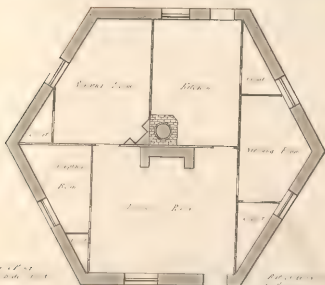
Great Hall







1. D. 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 84


$$\frac{1}{2} \frac{d}{dt} \left(\frac{1}{2} \frac{d^2}{dt^2} \right) = \frac{1}{2} \frac{d^3}{dt^3}$$

Rat, *et al.*



SCHOOL,
Port Lifford



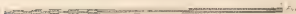
SCHOOL ROOM



COST £ 180



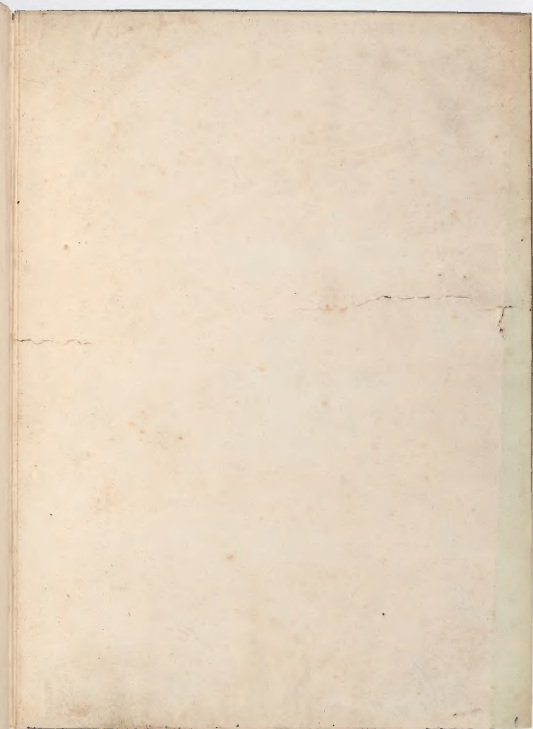
SCHOOL ROOM





DOLOMITE INDUSTRY.
ESTABLISHMENT
OF THE DOLOMITE INDUSTRY
WORKS FOR MANUFACTURING





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